



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

February 22, 2024

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2024-55**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition. CPAC did recommend denial. The Commissioners asked if a condition could be added to limit uses. Applicant indicated it would be a coffee shop and the Commissioners agreed the use scale of the use is appropriate.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Aye

Ali Marar

Absent

Jack Meeks

Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis

City Planner Supervisor – Current Planning Division

City of Jacksonville - Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7820

blewis@jacksonville.gov

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO
APPLICATION FOR REZONING ORDINANCE 2024-0055

FEBRUARY 22, 2024

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0055**.

Location: 510 Starratt Road

Real Estate Number: 106646-0000

Current Zoning District: Residential Low Density-120 (RLD-120)

Proposed Zoning District: Commercial Community General-1 (CCG-1)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: District 6 – North

Council District: District 8

Applicant/Owner: David Kennison
75115 Chicory Court
Yulee, FL 32097

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0055** seeks to rezone approximately 1.11± acres of property from Residential Low Density-120 (RLD-120) to Commercial Community General-1 (CCG-1). The request to rezone the property is to allow the owners to develop the property with a coffee shop. The property is currently located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2045 Comprehensive Plan. There is a companion Land Use Amendment, **2024-0054 (L-5884-23C)**. The proposed LUA is for a small-scale land-use amendment from Low Density Residential (LDR) to Community General Commercial (CGC).

The subject property abuts a residential property along the east property line and will be required to provide a 15-foot side yard setback, if the rezoning is approved.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The 1.11-acre subject site is located along the south side of Starratt Road, a collector road, between New Berlin Road, a collector road, and Airport Center Drive East, a minor arterial road.

The applicant seeks to rezone from RLD-120 to CCG-1 to allow for the development of a coffee shop. A companion Future Land Use Map (FLUM) amendment was also filed for this site from LDR to CGC (L-5884-23C / Ordinance 2024-54) which is pending concurrently with this application.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area when the single-use or mix of uses requirements are met. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, abut a roadway classified as a collector or higher on the Functional Highway Classification Map, and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The proposed rezoning to CCG-1 is consistent with the proposed CGC land use pursuant to Ordinance 2024-54.

2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The proposed rezoning to CCG-1 will continue to ensure the character of the surrounding area which has commercial uses to the south and west. The subject property is located near the intersection of Starratt Road and New Berlin Road. New Berlin Road also has several commercial uses.

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject property currently has a dwelling on the property that is not being utilized. The owners are looking to start a coffee shop on the vacant subject property. Objective 1.6 of the FLUE suggests the city accommodate growth within Jacksonville by encouraging new infill development on underutilized land.

Archaeological Sensitivity

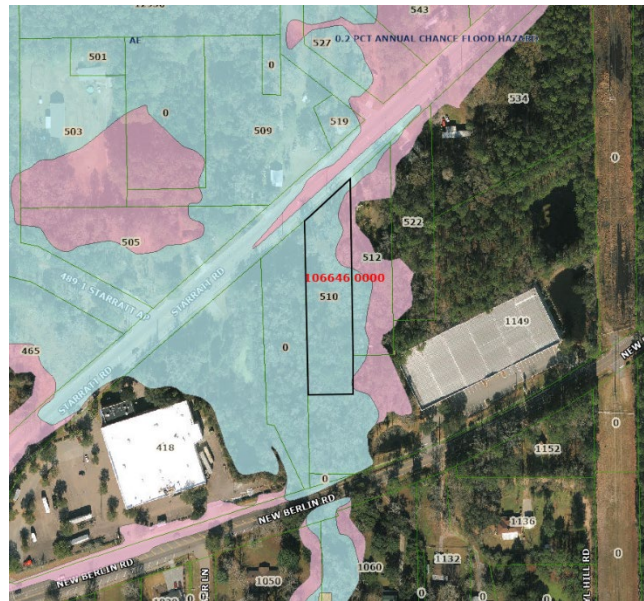
According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Flood Zones

All of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard or AE flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these

flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



3. Does the proposed rezoning conflict with any portion of the City's land use regulations?

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-120 to CCG-1 in order to permit the owners to use the property for a proposed coffee shop. As previously mentioned, the owners will need to provide a 15-foot buffer along their east property line.

SURROUNDING LAND USE AND ZONING

The subject site is located on the south side of Starratt Road, a collector roadway. The north side of this portion of Starratt Road is zoned Residential Low Density-120 (RLD-120) with single family dwellings. The property to the east has a single-family dwelling on one acre of land. With the commercial zoning to the south and the PUD to the west containing commercial uses, it is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-120	Single Family Dwellings

South	CGC	CCG-1	Warehouse/storage
East	LDR	RLD-120	Single Family Dwelling
West	CGC	PUD (2019-0432)	Vacant

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 24, 2024**, by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0055** be **APPROVED**.



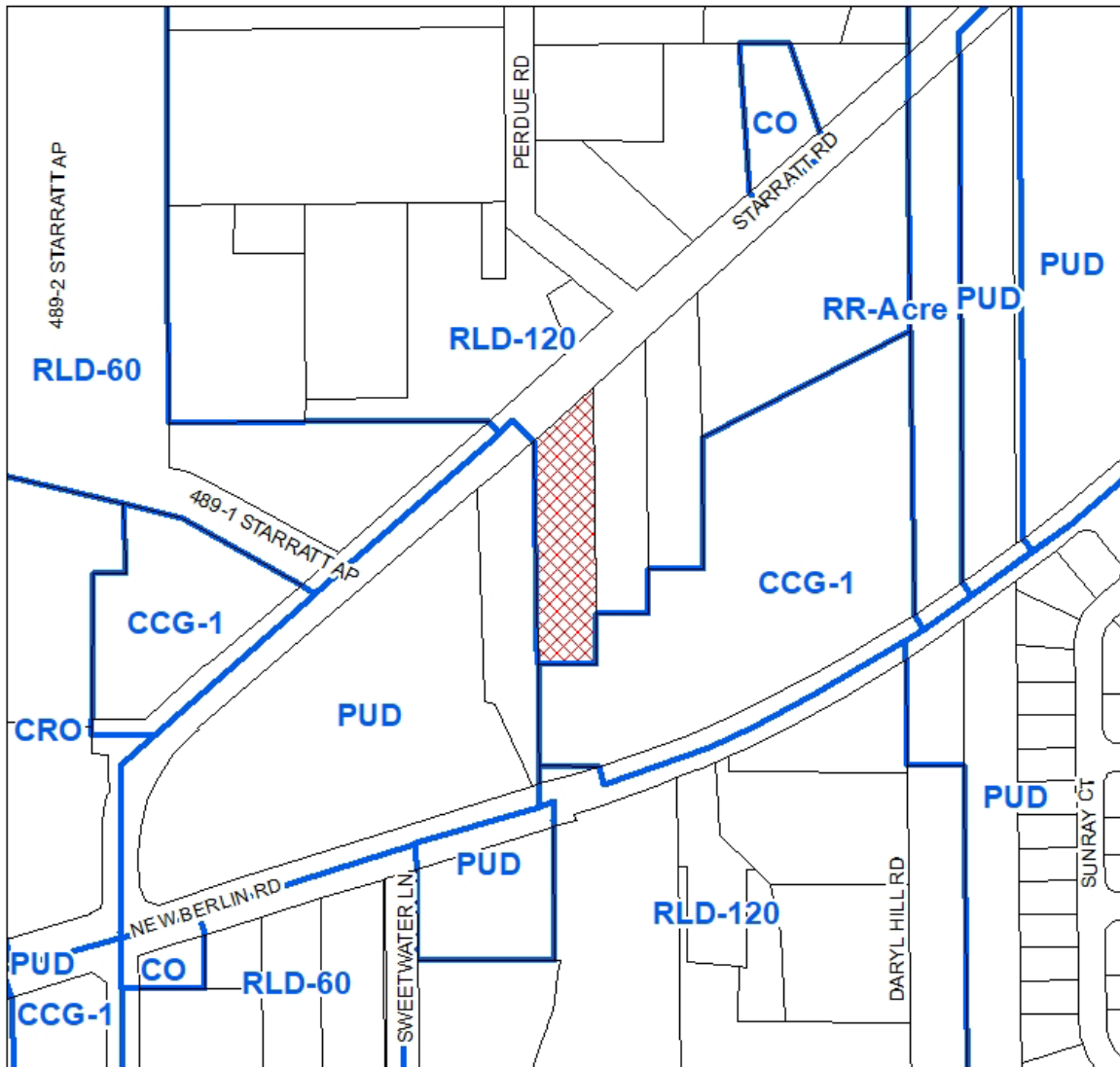
Aerial View



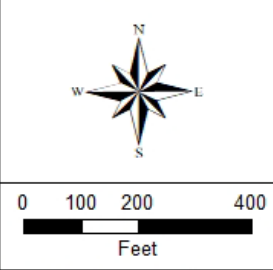
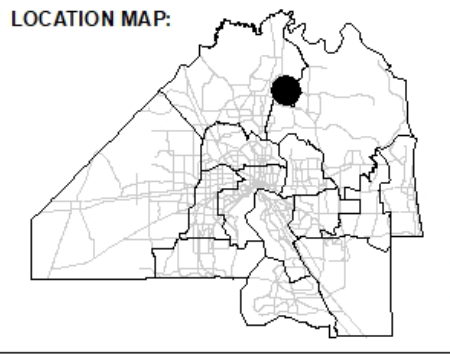
View of dwelling on subject property.



View of the subject property.



REQUEST SOUGHT:
FROM: RLD-120
TO: CCG-1



COUNCIL DISTRICT:
8

TRACKING NUMBER
T-2023-5249

EXHIBIT 2
PAGE 1 OF 1

Legal Map